

70-0-3 D, A, B

Hut

70-0-3 62-7

3A 62-5

3B 62-6

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,
029594TRANSFER
TAX
PAID

That **ROBERT A. ROSENTHAL** of Waterville, in the County of Kennebec and State of Maine, and **ARLYNE R. SACKS** of Auburn, in the County of Androscoggin, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **SERVICENTER, INC.**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey**, unto the said **SERVICENTER, INC.**, its successor/successors and assigns forever,

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, situated at the point of intersection of the northeasterly right-of-way line of Main Street, and the westerly corner of premises presently owned by Jetport Motel, Inc.; thence North twenty-four degrees fifty-five minutes twenty seconds West (N 24° 55' 20" W) a distance of three hundred five feet (305') along the northeasterly right-of-way line of Main Street to the southerly corner of premises presently owned by Erin, Inc.; thence North sixty-five degrees four minutes forty seconds East (N 65° 4' 40" E) a distance of seventy feet (70') to a point; thence South sixty-nine degrees fifty-five minutes twenty seconds East (S 69° 55' 20" E) a distance of thirty-five and thirty-six hundredths feet (35.36') to a rebar with I D Cap; thence North sixty-five degrees four minutes forty seconds East (N 65° 4' 40" E) a distance of two hundred eighty-two feet (282') to a rebar with I D Cap situated on the southwesterly boundary line of property now or formerly of Waterville Area Industrial Development Corporation; thence South twenty-four degrees fifty-five minutes twenty seconds East (S 24° 55' 20" E) a distance of one hundred ten and ninety-seven hundredths feet (110.97') to a point in the northerly corner of property presently owned by Jetport Motel, Inc.; thence South sixty-five degrees four minutes forty seconds West (S 65° 4' 40" W) a distance of two hundred seventy-seven feet (277') to the westerly corner of premises presently owned by Jetport Motel, Inc.; thence South twenty-four degrees fifty-five minutes eleven seconds East (S 24° 55' 11" E) a distance of eighty and four tenths feet (80.4') to a point; thence South six degrees three minutes forty seconds West (S 6° 3' 40" W) a distance of fifty-eight and twenty-seven hundredths feet (58.27') to a point; thence South sixty-five degrees four minutes forty seconds West (S 65° 4' 40" W) a distance of seventy feet (70') to the point of beginning.

Part 1 70-03

70-0-3A
70-38

This parcel is subject to a twenty foot (20') wide right-of-way providing access and egress from the premises owned by Jetport Motel, Inc. as delineated on a plan entitled "Pine Tree Mall, Main Street/Armory Road, Waterville, Maine, for Jetport Motel, Inc., Waterville, Maine" drafted by Sitelines, Inc. dated October 20, 1989.

Meaning and intending hereby to convey a portion of the premises conveyed by Lewis J. Rosenthal to Federal Trust Company, Robert

9,448

62-7

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Rosenthal, Theodore Rosenthal and Arlyne Sacks as Trustees by two certain deeds: (1) deed recorded in the Kennebec County Registry of Deeds in Book 1269, Page 188, and (2) deed recorded in the Kennebec County Registry of Deeds in Book 1269, Page 187, and being a portion of the same premises described in a deed from Maine National Bank, Robert Rosenthal, Theodore Rosenthal and Arlyne R. Sacks, all Co-Trustees under the Trust, to Robert Rosenthal, Theodore Rosenthal and Arlyne Sacks in their individual capacities, which deed has been recorded in the Kennebec County Registry of Deeds and being a portion of the same premises conveyed by Theodore Rosenthal to Robert Rosenthal and Arlyne Sacks, which deed is recorded in the Kennebec County Registry of Deeds.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **SERVICENTER, INC.**, its successor/successors and assigns, to its and their use and behoof forever.

And we do covenant with the said Grantee, its successor/successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS**, each joining in this deed as Grantor, and each relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 1st day of December, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Martha E. Hicks
Martha E. Hicks

Robert A. Rosenthal
Robert A. Rosenthal
Arlyne R. Sacks
Arlyne R. Sacks

STATE OF MAINE
KENNEBEC, ss.

Dated: December 1, 1989

Personally appeared the above named **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS** and acknowledged the above instrument to be their free act and deed.

Before me,

Natalie P. Bragg
Notary Public
Print Name: Natalie P. Bragg
My Commission Expires: 12/18/94

RECEIVED KENNEBEC SS.

1989 DEC 21 PM 2:26

ATTEST: James R. Brown
REGISTER OF DEEDS

